

File



ENVIRONMENT

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Faithfull Architects
55 Battersea Bridge Road,
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SW11 3AX

Application No: 9401806R3
Case File: J11/11/K

21 MAR 1996

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

REFUSAL OF PERMISSION FOR DEVELOPMENT

Address : 33-35 Inverness Street, NW1

Date of Application : 13/12/1995

Proposal :

The redevelopment of site for a mixture of uses comprising 349sqm of B1 (office) space and four mews houses, by the erection of a four storey extension to the rear of 33 Inverness Street and a part three, part two storey building on the rear of the site, as well as associated landscaping and boundary treatment works, as shown on drawing nos. 267/04E, 5E, 06F, 07C, SK02.

The Council has considered your application and decided to refuse permission for the following reason(s):

Reasons for Refusal

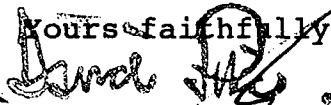
- 1 The proposed development is considered to be unacceptable in that it would lead to the loss of an existing employment site, which is considered to be suitable for continued employment use. In this respect it is contrary to policies EM.1 of the adopted Borough Plan 1987 and EC.5 of the Unitary Development Plan as proposed to amended.

- 2 The proposed development is considered to be unacceptable in that it is contrary to policies TR.2 of the adopted Borough Plan 1987 and TR.13 of the Unitary Development Plan as proposed to be amended. More particularly the excessive provision of off-street car parking is contrary to the Councils traffic restraint policies that seek to restrict levels of off-street parking provision, which in association with the introduction on-street parking controls, aim to deter people from driving to work.
- 3 The proposed development is considered to be unacceptable in that it is contrary to policy EN.27 of the Unitary Plan as proposed to be amended. More particularly the proposed three storey building on the eastern side of the site, by reason of its scale and location on the boundary, would unacceptably prejudice the future development of the adjacent site and its access to adequate levels of daylight and sunlight.
- 4 The proposed development is considered to be unacceptable in that it is contrary to policy HG.3 of the adopted Borough Plan and EN.27 of the Unitary Development Plan as proposed to be adopted. More particularly the southern two-storey dwelling would not receive an acceptable level of daylight or sunlight by reason of the orientation of the windows being almost exclusively in a northern direction.
- 5 The proposed development is considered to be unacceptable in that it is contrary to Development Standard DS.5 of the Unitary Development Plan as proposed to be amended. More particularly the window at first and second floor level of the three storey building on the eastern side of the site would lead to material loss of privacy to the occupants of 22 Gloucester Crescent.
- 6 The proposed development is considered to be unacceptable in that it is contrary to policy UD.14 of the adopted Borough Plan 1987 and EN.33 of the Unitary Development Plan as proposed to be amended. More particularly the relationship between the extension to 33 Inverness Street and the adjacent property No. 37, fails to respect the visual importance of this property in the street scene and the Conservation Area, Accordingly it is considered that the proposed development causes harm to the character and appearance of the adjacent Conservation Area.

- 7 The development is considered to be unacceptable in that the proposed extension to 33 Inverness Street, by reason of its scale and location, represents an unneighbourly form of development, which would result in a materially unacceptable sense of enclosure to the roof terrace at rear first floor level of 37.

This application was dealt with by Ed Watson on 0171 278 4444 Ext.2682.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

~~Yours faithfully~~


David Pike - Director
Environment Department
(Duly authorised by the Council to sign this document)

DecfplanR/TPFU